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W.E. DAVIS CH. CLK.

by N. Graham

MAGGIE ELIZABETH GRAVES,

GRANTOR,

WARRANTY DEED

TO:

RICHARD VAN RABY,

GRANTEE.

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, MAGGIE ELIZABETH GRAVES, a widow, does hereby sell, convey and warrant unto RICHARD VAN RABY, the land lying and being situated in DeSoto County, Mississippi, being more particularly described as follows, to-wit:

Part of the Northwest Quarter of the Northwest Quarter and Part of the Northeast Quarter of the Northwest Quarter of Section 34, Township 2 South, Range 6 West, DeSoto County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at a point on the centerline of Mississippi Highway 305 commonly accepted as the northwest corner of said Section 34; thence run South 00 degrees 35 minutes 24 seconds East a distance of 650.99 feet to a point on said highway centerline; thence run North 83 degrees 53 minutes 30 seconds East a distance of 40.00 feet to a point on the east right-of-way line of said highway and the southwest corner of the A. W. Johnson property; thence run North 89 degrees 53 minutes 30 seconds East a distance of 1298.55 feet along the south line of said Johnson property; thence run South 00 degrees 01 minute 15 seconds East a distance of 327.38 feet to the Point of Beginning; thence run North 89 degrees 53 minutes 30 seconds East a distance of 1296.62 feet to a point on the east line of the northwest quarter of said Section 34; thence run South 00 degrees 01 minute 15 seconds East a distance of 330.13 feet along said east quarter-section line to a point on the south line of the north half of said quarter-section; thence run South 89 degrees 59 minutes 30 seconds West a distance of 1296.62 feet along said south line of half quarter-section to a point; thence run North 00 degrees 01 minute 15 seconds West a distance of 327.87 feet to the Point of Beginning and containing 9.75 acres, more or less. Bearings are based on true north as determined by solar observation. The above description was written from a plat of survey of Danny S. Rutherford, P.E.L.S., dated March 30, 1992.

LESS AND EXCEPT:

Tract 2 of the Raby Place Subdivision, in Section 34, Township 2 South, Range 6 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 45, Page 39, in the Office of the Chancery Clerk of DeSoto County, Mississippi. (Contains 1.50, more or less acres.)

The warranty in this Deed is subject to rights-of-way and easements of record for public roads and public utilities, subdivision and zoning regulations in effect and further subject to all applicable building restrictions and restrictive covenants of record.

Taxes for the year 1994 are to be paid by Grantee and possession is to be given with delivery of this deed.

No title work done by the office of Allen B. Couch and none requested to be done.

WITNESS the signature of the Grantor, this the 23 day of January, 1995.

Maggie Elizabeth Graves
MAGGIE ELIZABETH GRAVES

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the State and County aforesaid, the within named MAGGIE ELIZABETH GRAVES who acknowledged that she executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as her free and voluntary act and deed and for the purposes therein expressed.

23 GIVEN under my hand and official seal of office, this the day of January, 1995.

Laura Lane
NOTARY PUBLIC

My Commission Expires:

5-3-96

GRANTOR'S ADDRESS: 856 Highway 305, Olive Branch, MS 38654
GRANTOR'S TELEPHONE NO: HOME: 601-895-6614; WORK: N/A
GRANTEE'S ADDRESS: 604 Shotwell, Memphis, TN 38111
GRANTEE'S TELEPHONE NO: HOME: 901-327-4850; WORK: 901-320-9206

Prepared By\Return To:
Allen B. Couch
P. O. Box 305
Southaven, MS 38671
601-393-2270